



Kents Lane, Bungay - NR35 1JF

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS

Kents Lane

Bungay

Guide Price £270,000 - £280,000. Offered with NO ONWARD CHAIN, this recently built TWO BEDROOM SEMI-DETACHED BUNGALOW presents a rare opportunity to acquire a stylish and contemporary home in a much-requested location within the town. The property is thoughtfully designed for MODERN LIVING with UNDERFLOOR GAS FIRED CENTRAL HEATING and features an impressive OPEN PLAN KITCHEN/DINING ROOM and SITTING area that creates a welcoming environment for both relaxing and entertaining. The kitchen is fitted with high-quality units and INTEGRATED APPLIANCES, while the living space is bathed in natural light, contributing to a bright and airy atmosphere throughout. An extended conservatory, complete with an ADDITIONAL W/C provides a versatile space ideal for use as a garden room, home office, or additional sitting area. Both bedrooms are generous doubles one of which has BUILT IN WARDROBES, offering ample space for furnishings and storage. The modern shower room is finished to a high standard, with contemporary fixtures and fittings as well as easily accessible double shower for added comfort and convenience. The property enjoys the benefit of a PRIVATE, enclosed REAR GARDEN which is landscaped for ease of maintenance as well as offering a peaceful retreat with plenty of space for outdoor seating for alfresco dining.



A gated DRIVEWAY to the front of the bungalow provides secure OFF ROAD PARKING for multiple vehicles. Whether you are seeking a tranquil spot to unwind, space for gardening, or an area for entertaining, this property's outside space caters to a range of lifestyles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- Recently Built Semi-Detached Bungalow
- Much Requested Location Within The Town
- Open Plan Kitchen/Dining/Sitting Area
- Extended Conservatory With Additional W/C
- Two Double Bedrooms & Modern Shower Room
- Private, Enclosed Rear Gardens
- Gated Driveway Parking For Multiple Vehicles

The property is situated on the edge of the quaint market town of Bungay. Within walking distance to the town centre, offering an extensive range of amenities including doctors, schooling, dentist, shops and restaurants. The property is positioned within excellent proximity for the local schools as well. The City of Norwich to the North is about a 30 min drive away with a mainline train link to London Liverpool Street. The market town of Diss is about 19 miles away and provides further amenities and also benefits from a mainline link to London.



SETTING THE SCENE

Approached via Kents Lane there is a gated shingled driveway to the front providing ample off road parking for multiple vehicles. The main entrance door to the bungalow can be found to the front off the driveway. There is a gated access from the driveway to the rear garden as well as a small area of front garden with lawn and planted borders.

THE GRAND TOUR

Entering the bungalow via the main entrance door to the front there is a central hallway with built in storage cupboard and access to all further rooms leading off. You will find the bungalow benefits from underfloor gas fired central heating throughout. To the front of the property on either side of the hallway you will find both bedrooms. The slightly larger bedroom is found to the right with fitted wardrobes. Following the hallway the shower room can be found with a large walk in double shower, w/c and hand wash basin. To the rear of the bungalow is the impressive open plan sitting/dining room and kitchen space arranged in a functional L-Shape arrangement. The reception space provides space for sitting and dining furniture with bi-folding doors out onto the extended conservatory. The modern kitchen has been well fitted with a range of wall and base level units and rolled edge worktops over, integrated oven and ceramic hob with extractor fan, dishwasher, washing machine and fridge/freezer. The conservatory is a welcome addition to the accommodation adding extra reception space overlooking the garden. There are double doors leading out to the garden as well as a door into the second w/c that has an already situated condenser tumble dryer.

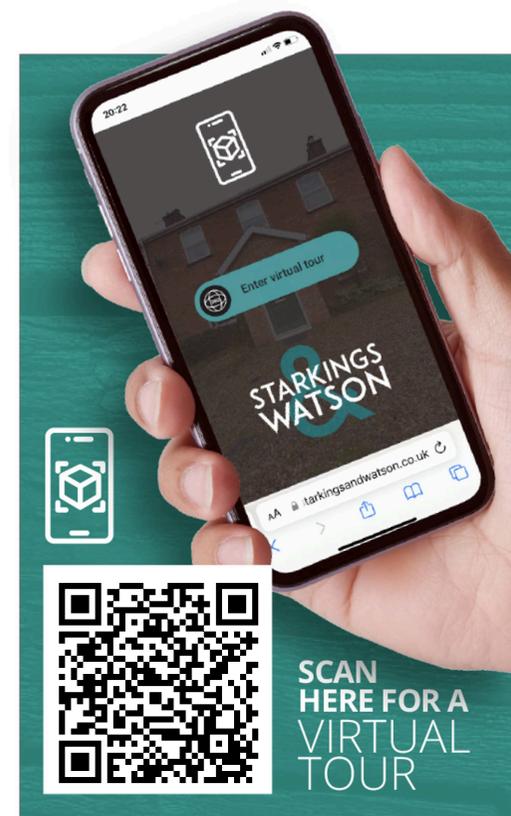
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

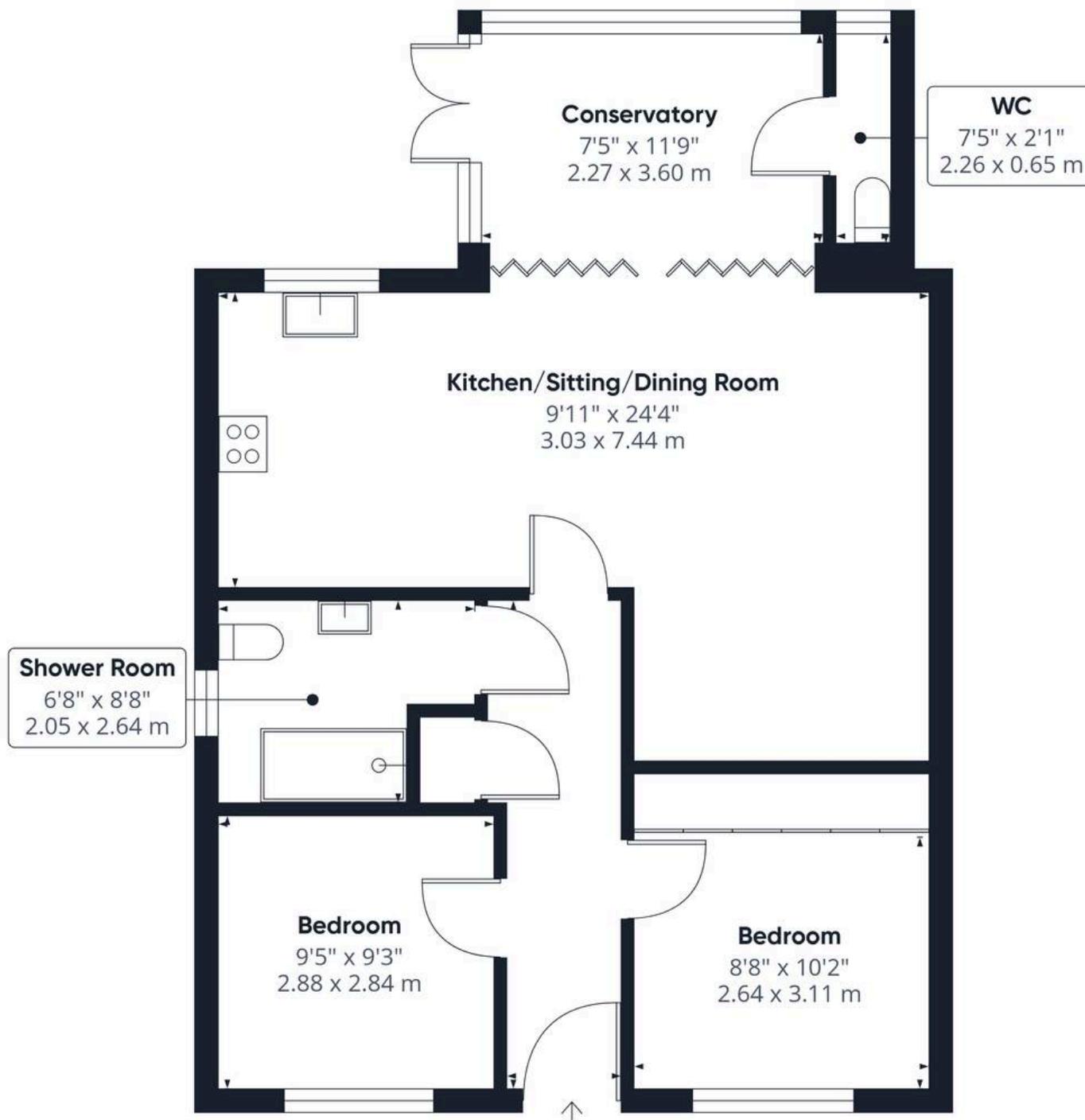




THE GREAT OUTDOORS

The private rear garden provides a tranquil space for relaxing and unwinding. The garden has been landscaped for ease of maintenance and is mainly laid to lawn with planted borders surrounding housing mature shrubs. Within the garden is a timber built summer house as well as a timber storage shed to the side with a hard standing pathway and shingled area also. The side access is gated leading to the front driveway. The garden is enclosed with timber fencing.





Approximate total area⁽¹⁾

743 ft²

69.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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